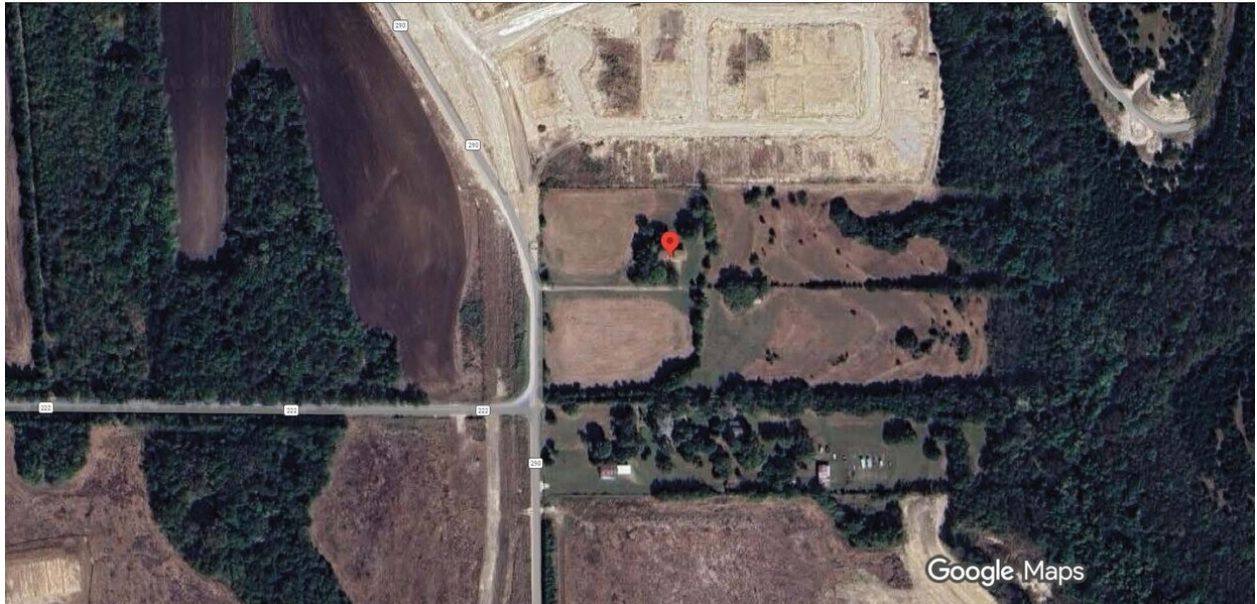


19.44± ACRES | PRIME DEVELOPMENT & INVESTMENT OPPORTUNITY

County Road 290 • Van Alstyne, Texas



Property Highlights

- 19.44 contiguous acres (9.01 + 10.43 acres)
- Just 1/2 mile from Interstate 75
- Utilities: Water & electricity available; septic required.
- Lake access from the 10.43-acre tract during normal conditions.
- Existing home on 9.01-acre tract offers redevelopment opportunity.
- Ideal for development, investment, estate homes, or recreational use.

Large contiguous acreage this close to I-75 is increasingly difficult to find. This property offers exceptional long-term potential in one of North Texas' fastest-growing areas.